

Message Text

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ACTION EA-14

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FM AMCONSUL NAHA

TO SECSTATE WASHDC 1252

INFO AMEMBASSY TOKYO

UNCLAS NAHA 508

EO: NA

TAGS: AFSP, JA

SUBJ: NAHA OFFICE SPACE

REF: STATE 230031

1. APPRECIATE BUDGETARY PROBLEMS BUT WE ARE DISAPPOINTED WITH THE \$40,000 CEILING WHICH SEVERELY LIMITS OUR OPTIONS IN VIEWS OF RAPIDLY RISING RENTS ON OKINAWA. WE DOUBT FOR EXAMPLE THAT WE COULD LEASE TODAY OUR PRESENT OFFICE FOR LESS THAN \$40,000. OUR PRESENT LOCATION HOWEVER AND ITS CONTINUINGLY WORSENING TRAFFIC AND PARKING PROBLEMS MAKE A MOVE VIRTUALLY ESSENTIAL.

2. THE FORMER ARMY PROCUREMENT OFFICE REMAINS THE BEST CHOICE AVAILABLE. (WE HAVE LOOKED AT OTHERS POSSIBILITIES, BUT THOSE OFFERING SUITABLE SPACE ARE MORE EXPENSIVE AND ARE PLAGUED BY THE SAME PARKING AND TRAFFIC PROBLEMS WE NOW HAVE.) THE OWNER IS PREPARED TO LEASE THE UPPER TWO FLOORS (I.E. THE STREET FLOOR

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AND TOP FLOOR) RETAINING FOR HIS OWN USE THE BASEMENT FLOOR (WHICH HAS ITS OWN ENTRANCE AND WHICH CAN BE BLOCKED OFF FROM THE UPPER FLOORS).

3. THE UPPER TWO FLOORS CONTAIN ABOUT 198 TSUBO OF WHICH ABOUT 20 TSUBOS WOULD BE AVAILABLE FOR OTHER AGENCIES, WITH THE BALANCE GIVING US ABOUT THE SAME AMOUNT OF ACTUAL WORKING SPACE AS IN OUR PRESENT OFFICE.

4. FACED WITH THE NECESSITY OF LEAVING THEIR PRESENT OFFICES WHICH THEY WOULD PREFER TO RETAIN, TTPI, GSA AND HEW REPS WANT TO SHARE OFFICE SPACE WITH THE CONSULATE GENERAL. THE PROPOSED OFFICE HAS CLEAR ADVANTAGES FOR THEM. IT IS LOCATED IMMEDIATELY

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ADJACENT TO THE ARMY LOGISTICS INSTALLATION WHERE THEY CONDUCT

MOST OF THEIR BUSINESS AND IT HAS BOTH CIVILIAN AND MILITARY PHONES, WHICH ARE ESSENTIAL FOR THEIR OPERATIONS. FINALLY THE COSTS WILL BE AT LEAST AS LOW AS OTHER AVAILABLE COMMERCIAL OFFICE SPACE. NONE OF THESE AGENCIES HOWEVER ARE ABLE TO COMMIT THEMSELVES LOCALLY FOR THREE YEARS OCCUPANCY. THEY BELIEVE THEY WILL CONTINUE THEIR OPERATIONS AT LEAST THROUGH FISCAL YEAR 75. BECAUSE OF SPACE LIMITATIONS HOWEVER ONLY TWO OF

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THESE AGENCIES COULD BE ACCOMMODATED. WHICH TWO WOULD DEPEND ON THEIR LIKELY TENURE, A QUESTION BEST ANSWERED IN WASHINGTON.

5. WE HAVE NOT HAD A CHANCE TO DISCUSS THE RENT FOR TWO FLOORS WITH THE OWNER WHO IS NOW IN THE U.S. BASED ON OUR PREVIOUS DISCUSSIONS HOWEVER WE BELIEVE THAT HE WILL LEASE TWO FLOOR FOR A FIVE YEAR PERIOD FOR \$47 TO \$50 THOUSAND WHICH IS IN LINE WITH CURRENT COMMERCIAL RATE (ALTHOUGH OTHER SUITABLE SPACE DOES NOT INCLUDE PARKING). TENANTS SHARE WOULD BE ABOUT \$5,000.

6. WE BELIEVE THAT FIVE YEAR LEASE WOULD SERVE BEST USG INTERESTS. RENTS ARE RISING RAPIDLY HERE AND EVEN IF OTHER AGENCIES VACATE BEFORE END OF LEASE, COSTS TO STATE WOULD BE LESS THAN ATTEMPTING THEN TO LEASE SMALLER OFFICE. IN THE MEANTIME THERE IS THE POSSIBILITY THAT VOA MIGHT DECIDE TO SHARE OFFICE WITH CONGEN RATHER THAN RETAINING ITS EXPENSIVE SPACE NEAR KADENA. IN ANY EVENT, LEASE WOULD RETAIN STANDARD USG ESCAPE CLAUSE.

7. STRONGLY URGE DEPARTMENT APPROVAL OF THE PROPOSAL OUTLINED ABOVE. IT WOULD SOLVE THE MISERABLE PROBLEMS WE HAVE WITH OUR PRESENT BUILDING AND WOULD HELP THE OTHER AGENCIES WITH THEIRS.

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OTHER AGENCIES WOULD SHARE IMMEDIATELY SOME OF THE INCREASED COSTS. IF POSSIBLE REQUEST REACTION BY DEC 20TH WHEN WE HOPE TO BEGIN FINAL NEGOTIATIONS WITH THE OWNER.

SYLVESTER

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